

Town of Catskill Zoning Board of Appeals

Monthly Meeting

March 24, 2021 6:00PM

439 Main St. Catskill

Present: Chairman- Gary Harvey Lee Heim (Zoom Media, Marybeth Lange, Patricia Case-Keel-
Zoning Board Secretary.

Attendance : Roll Cal Vote

Ben Decker	Absent
Lynn Zubris	Absent
Mary Beth Lange	Present
Chairman- Gary Harvey	Present
Margie Garafalo	Absent
Lee Heim	Present Motion approved.

Also Present: Elliot Fishman (Code Enforcement Office)

Mrs. Lange made a motion to approve the meeting minutes of February 10, 2021 seconded by Mr. Harvey

Roll Cal Vote:

Ben Decker	Absent
Lynn Zubris	Absent
Mary Beth Lange	Aye
Chairman- Gary Harvey	Aye
Margie Garafalo	Absent
Lee Heim	Aye Motion approved.

Mr. Harvey stated he would like to welcome Lee Heim as a newly appointed Zoning Baord Alternate member and at tonight's meeting will be taking the place of Lynne Zubris.

OPEINING OF PUBLIC HEARING:6:10 P.M.

Area Variance V-2-2021 Sahar Cohen 401 Mossy Hill Road. Catskill.

Chairman Gary Harvey opened the Public Hearing for Area Variance V--2021 Sahar Cohen 401 Mossy Hill Road. The Notice of Public Hearing was published in the Daily Mail on March 18, 2021 and March 19 , 2021

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public Hearing

pursuant to Article 160-10 of the Town of Catskill Zoning Laws to allow Construction of shed on lands owned by Sahar Cohen located at 401 Mossy Hill Rd.. Catskill Application Area Variance V-2-2021 Tax Map #185.00-5-35. The Public Hearing will be held on the 24th day of March 2021 At 6:10 PM, at the Town Hall located at 439-441 Main Street, Catskill, NY. to allow public comment on the application .The above application is open for inspection at the Office of the Zoning Board of Appeals located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m., or by appointment. The public is also welcomed to attend the Public Hearing through digital Zoom platform . Detailed information for the Zoom platform will be posted on the Zoning Board meeting agenda on the Town website By order of Gary Harvey Chairman, Zoning Board of Appeals, Town of Catskill

Mr. Harvey asked if there were any questions or comments regarding V-2-2021.

Christine Melito resides at 1433 High Falls Road . Ms. Milito stated she has resided at her residents on High Falls Road for 40 years and she is opposed to the request for a variance because the location of the shed destroys the view of th creek . Also the shed was placed at its current location without obtaining the required permits.

Mr. Heim asked how did CEO find out about the shed.

Mr. Cohen responded the shed does not have any electric or sewer , he did not cut any trees in order to place it where its located . He is not here to hurt the environment. He did not obtain a building permit because he thought the size of the shed was under 144sq' and therefore it would not trigger the requirement for a building permit to be obtained. .Someone mentioned the shed being there but as soon as he found a building permit was required he started the process of obtaining one. If he moves the shed back 100' it will still be visible from the creek .

Mr. Harvey stated the Zoning Board has also received correspondence from Ann Curry , Fran Faluotico , David Vercelleto, and Adeline and Tom Lindley, who all stated objections to this request for a variance and indicated safety and environmental concerns .

Mr. Heim asked if the structure could be moved, and how the shed is affixed to the ground .

Mr. Cohen answered the shed is on 4x4 legs. It would be difficult to move because he has no way to get to the back of his property with a vehicle that could move the shed , because it is overgrown and he has central Hudson lands that cuts through his parcel and he cannot cross the land, also he would have to cut trees to move it back.

Mr. Heim asked if the shed is within the water shed.

Mr. Harvey answered the shed is about 15' to 20' elevated above the water shed.

Mr Harvey stated the Board will continue this Public Hearing until the April 28, 20221 in order to have all of the Board members p[resent and to allow for the neighbors to voice there concerns Meeting

OPENING OF PUBLIC HEARING. 6:40 P.M.

Area Variance V-3-2021 Ed Rose 110 Green Lake Road . Catskill.

Chairman Gary Harvey opened the Public Hearing for Area Variance V-3-2021 Ed Rose Green Lake Road, Leeds. The Notice of Public Hearing was published in the Daily Mail on March 18, 2021 and March 19, 2021

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public pursuant to Article 160-11 of the Town of Catskill Zoning Laws to allow Construction of front deck on lands owned by Edwin Rose located at 110 Green Lake Rd. Leeds. Application Area Variance V-3-2021 Tax Map #138.06-4-1. The Public Hearing will be held on the 24h day of March 2021 at 6:40 PM , at the Town Hall located at 439-441 Main Street, Catskill, NY. to allow public comment on the application .The above application is open for inspection at the Office of the Zoning Board of Appeals located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m., or by appointment. The public is also welcomed to attend the Public Hearing through digital Zoom platform. Detailed information for the Zoom platform will be posted on the Zoning Board meeting agenda on the Town website By order of Gary Harvey Chairman, Zoning Board of Appeals, Town of Catskill

Mr. Rose was present at tonight's meeting.

The Board had conducted a site visit.

Mr. Harvey asked three times if there were any questions or comment regarding V-3-2021.

Mr. Heim asked the application does not indicate the reason for requesting the variance.

Mr. Rose answered the house was a multiple family dwelling but had burned down approximately 4 years ago and now he is rebuilding it in the same foot print.

Ms. Lange made a motion to close the public Hearing for V-3-2021, seconded by Mr. Harvey

Roll Cal Vote:

<i>Ben Decker</i>	<i>Absent</i>
<i>Lynn Zubris</i>	<i>Absent</i>
<i>Mary Beth Lange</i>	<i>Aye</i>
<i>Chairman- Gary Harvey</i>	<i>Aye</i>

Margie Garafalo

Absent

Lee Heim

Aye

Motion approved.

Public Hearing Closed 6:45P.M

NEW BUSINESS:

Area Variance V-4-2021 Scott Calabrese 2 Brooks Lane. Catskill.

Scott Calabrese was present at tonight meeting . The applicant is requesting a 9' side yard variance a 24' rear yard variance for the construction of a garage. The applicant has submitted an application along with a sketch plan.

The Board reviewed the plans.

Mr. Harvey stated the concern he has regarding this request for a variance would be the density of the parcel with the addition of a garage.

Mr. Calabrese stated the parcel is a corner parcel , and there is currently a shed on the site that he will be taking down . The garage will be adding privacy to the back yard and will not be as elevated as the house.

Mr. Fishman stated the Town currently has no codes addressing density requirements.

Mr. Harvey stated this application will require a 239 Review with the County. The Board will schedule a Public Hearing to b Mr. Harvey thanked the applicant. e held on April 28, 2021 at 6:05 P.M.

Mr. Harvey thanked the applicant.

OLD BUSINESS:

Area Variance V-1-2021 Rivertide Aikikai LLC. Old Kings Road , Catskill.

Mr. Harvey stated the Board has received the Greene Counties 239 Review with their approval for the project.

The Board reviewed the Findings & Decision for V-1-2021

Ms. Lange made a motion to approve V-1-2021,seconded by Mr. Heim

Roll Cal Vote:

Ben Decker

Absent

Lynn Zubris

Absent

Mary Beth Lange

Aye

Chairman- Gary Harvey	Aye
Margie Garafalo	Absent
Lee Heim	Aye Motion approved.

Mr. Harvey thanked the applicant.

Area Variance V-3-2021 Ed Rose 110 Green Lake Road . Catskill.

Mr. Harvey stated the Board has received the Greene Counties 239 Review with their approval of the request..

The Board reviewed the Findings & Decision for V-3-2021

Ms. Lange made a motion to approve V-3-2020, seconded by Mr. Heim

Roll Cal Vote:

Ben Decker	Absent
Lynn Zubris	Absent
Mary Beth Lange	Aye
Chairman- Gary Harvey	Aye
Margie Garafalo	Absent
Lee Heim	Aye Motion approved.

Meeting Adjourned at 716 P.M.

Sincerely

Patricia Case –Keel
Zoning Board Secretary

Approved as Written 4/28/2021

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